129.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,695,400 / 1,695,400
					USE VALUE:	1,695,400 / 1,695,400
					ASSESSED:	1,695,400 / 1,695,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWIS RICHARD/ETAL
Owner 2:	MORREALE JOANNE
Owner 3:	
Street 1:	31 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGLIOZZI THOMAS L--ETAL -
Owner 2:	MAGLIOZZI JOANNE C -
Street 1:	31 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .46 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Clapboard Exterior and 3106 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20053.000	768,900	7,100	919,400	1,695,400
Total Card	0.460	768,900	7,100	919,400	1,695,400
Total Parcel	0.460	768,900	7,100	919,400	1,695,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.85 /Parcel: 545.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83536

GIS Ref

GIS Ref

Insp Date 11/24/17

!10117!

PREVIOUS ASSESSMENT

Parcel ID 129.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	768,900	7100	20,053.	919,400	1,695,400		Year end	12/23/2021
2021	101	FV	747,400	7100	20,053.	919,400	1,673,900		Year End Roll	12/10/2020
2020	101	FV	747,400	7100	20,053.	919,400	1,673,900	1,673,900	Year End Roll	12/18/2019
2019	101	FV	557,800	7200	20,053.	970,500	1,535,500	1,535,500	Year End Roll	1/3/2019
2018	101	FV	556,100	6600	20,053.	715,100	1,277,800	1,277,800	Year End Roll	12/20/2017
2017	101	FV	556,100	6600	20,053.	684,500	1,247,200	1,247,200	Year End Roll	1/3/2017
2016	101	FV	556,100	6600	20,053.	633,400	1,196,100	1,196,100	Year End	1/4/2016
2015	101	FV	527,000	6700	20,053.	531,200	1,064,900	1,064,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:08:51

LAST REV

Date	Time
11/13/18	10:09:16
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10117

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGLIOZZI THOMA	32494-451		3/14/2001		1,000,000	No	No		
	15658-437		6/1/1984		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	83536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2018	1389	Inter Fi	35,300	C				3RD fL RENO
9/19/2018	1360	Inter-De	3,000	C				
7/8/1996	323		70,000					17X14 6X10 ADDITIO
10/28/1992	557	Manual	5,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	MEAS&NOTICE	HS	Hanne S
4/13/2009	Inspected	189	PATRIOT
2/10/2009	Measured	336	PATRIOT
5/5/2001	MLS	MM	Mary M
10/28/1999	Meas/Inspect	256	PATRIOT
7/27/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20053		Sq. Ft.	Site		0	90.	0.51	10									919,440						919,400	

Total AC/HA:	0.46035	Total SF/SM:	20053	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	919,440	Spl Credit		Total:	919,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	3	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.03574574
Const Adj.:	0.99890995
Adj $ / SQ:	139.673
Other Features:	137195
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	944601
Depreciation:	175696
Depreciated Total:	768905

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	2

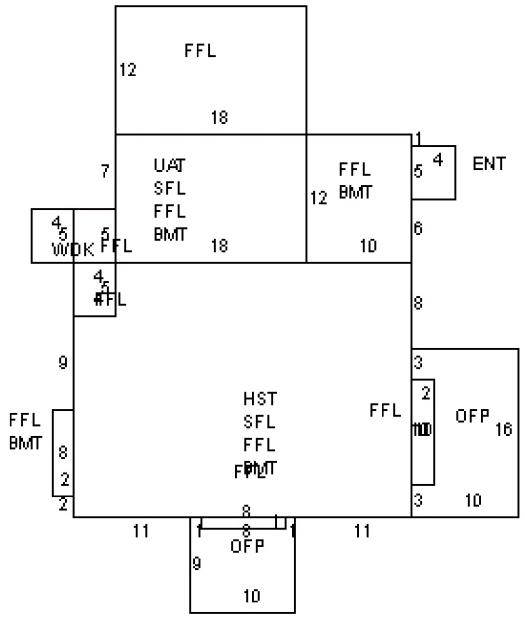
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	224.87
Special Features:	0	Val/Su Net:	185.81
Final Total:	768900	Val/Su SzAd	282.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,384	139.670	193,308
BMT	Basement	1,100	52.150	57,362
SFL	Second Floor	964	139.670	134,645
HST	Half Story	374	139.670	52,238
OFP	Open Porch	222	23.910	5,307
UAT	Upper Attic	54	107.550	5,808
ENT	ENTRY	20	26.370	527
WDK	Deck	20	15.980	320
	Net Sketched Area:	4,138	Total:	449,515
Size Ad	2722	Gross Area	4674	FinArea 3106

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1940	21.94	T	40	101			4,700			4,700
A2	WOOD SHD	D	Y	1	8X20	A	AV	1970	7.25	T	39.2	101			700			700
19	Patio	D	Y	1	22X18	A	AV	2004	3.20	T	12	101			1,100			1,100
19	Patio	D	Y	1	10X16	A	AV	2000	4.59	T	15.2	101			600			600

PARCEL ID

129.0-0001-0002.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	7,100	Total Special Featues:		Total:	7,100